



# BERLLAN FEDW FARM

LLANDENNY WALKS | USK | MONMOUTHSHIRE







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BERLLAN FEDW FARM IS A SUPERB, RURAL PROPERTY PACKAGE TUCKED AWAY IN A BEAUTIFUL CORNER OF THE WELSH COUNTRYSIDE. THE SMALLHOLDING CONSISTS OF A DETACHED FARMHOUSE WITH OUTSTANDING, FAR REACHING VIEWS OF THE COUNTRYSIDE, 9 STABLES IN TOTAL, 3 TACK ROOMS, ARENA, GARAGE, STEEL FRAMED BARN AND AN AMERICAN BARN ALONG WITH APPROXIMATELY 6.5 ACRES OF LAND.

Lounge with fireplace and woodburning stove

Kitchen with potential to extend into the pantry

Spacious master bedroom and two further double bedrooms

Conservatory with outstanding views towards Wentwood, Devauden and Trellech

Outbuildings to include a garage, stable block, steel framed barn and American barn with 7 Brazilian hardwood 'Hancox' stables and 3 tack rooms

60m x 20m arena with Flexiride surface

The total plot measures approximately 6.5 acres

Off-road parking for many large vehicles

Wild flower garden area with fruiting trees

Solar panels with benefits to be passed on to the new owners

- Usk 2.8 miles
- Raglan 3.9 miles
- Monmouth 11.2 miles
- Abergavenny 12.9 miles
- Chepstow 13.7 miles
- Cardiff 29.2 miles
- Bristol 37.4 miles
- London 144.1 miles
- Bristol Airport 42.2 miles
- Cardiff Airport 42.4 miles
- Birmingham Airport 88.1
- Abergavenny Train Station 11.9 miles
- Chepstow Train Station 14.0 miles
- Bristol Parkway Station 32.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

There are good connections to the main road network with the historic town of Usk being just 2 miles away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Secondary schools can be found in Caerleon and Chepstow.

There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away and Chepstow and The Severn Bridge being approximately 13 miles away.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.





## THE PROPERTY

Berllan Fedw Farm is a wonderful farmhouse with much character and charm. The property offers a purchaser the opportunity to put their own stamp on the family home as it has plenty of space for an extension subject to any necessary planning permissions required. Step through a beautiful garden arch adorned with Clematis and Honeysuckle that leads you to the front porch.

The entrance hall is very spacious and is utilised as a dining room. It has two double glazed sash windows, an alcove with shelving and parquet flooring that continues through to the sitting room.

The sitting room has double glazed sash windows overlooking the stables at the front of the property. A woodburning stove sits on a stone hearth and has a wooden mantle over. From the sitting room doors open into a conservatory.

The conservatory is of UPVC construction with a polycarbonate roof. There are two glazed doors at either side along with French doors opening out to an al fresco dining area. The far reaching views towards Wentwood, Devauden and Trellech from the conservatory are simply stunning.

Between the entrance hall and the kitchen is an inner hallway. Doors from here lead to a cloakroom and boot room. The cloakroom has a white w.c, a wall mounted wash hand basin and an original window. The boot room has a feature exposed stone wall, a window to the rear and a door to the rear garden.

The kitchen has an original feature fireplace currently used as an alcove. There are a range of country kitchen style wooden units with space for a Range style cooker, space for a dishwasher and fridge freezer and a stainless steel sink and drainer with mixer tap beautifully positioned under the window with a view over land belonging to the property. An internal glazed door opens into the pantry. This is a fantastic space with a tiled worksurface and plenty of space for white goods including the washing machine. The Firebird boiler is located in the pantry. There is potential to extend the kitchen into the pantry subject to any necessary planning permissions.

From the entrance hall stairs lead to the first floor landing. The landing has two windows that let light flood the space.

There are three double bedrooms on the first floor, each one having a delightful outlook over the land surrounding the property. The master bedroom is spacious and has recently been decorated. It has dual aspect views over the front and rear aspects.



## OUTSIDE

Berllan Fedw Farm is located at the end of a track owned by the property. The two neighbouring properties have a right of access over the track. A gate opens into an off road parking area for many vehicles. A garage and stable block are situated within this area. There could be potential to convert the stables and garage into a holiday let or annexe subject to gaining any necessary planning consents. A door at the rear of the garage opens onto steps leading down to a steel framed barn with power, water and lighting. To the rear of the barn there are sheep pens in place and a further off road parking area for larger vehicles and trailers. Bordering the parking area are fruiting trees and wild flowers.

Opposite the steel framed barn is an American barn with ventilation panels in the roof housing 7 Brazilian hardwood 'Hancox' stables and 3 tack rooms. Above the tack rooms is a mezzanine area currently used for storage. The stables are located conveniently close to the 60 x 20 metre arena with Flexiride surface.

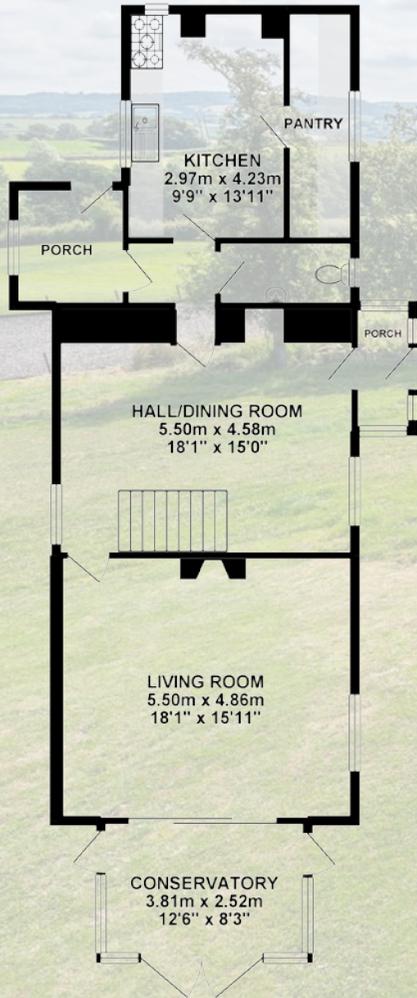
The farmhouse has pleasant gardens and grounds surrounding the main house. A gravelled seating area, ideal for al fresco dining during the summer months is located directly outside the conservatory. Superb, far reaching views can be appreciated from here. Next to this entertaining space is a delightful pond. A green lawn wraps around to the rear of the property.

The total plot at Berllan Fedw Farm amounts to approximately 6.5 acres and is divided into several paddocks. A public footpath is located within the boundary of one of the paddocks.



# FLOORPLAN

GROUND FLOOR 91.48 sq. m.  
( 984.68 sq. ft. )



1ST FLOOR 74.88 sq. m.  
( 805.99 sq. ft. )



TOTAL FLOOR AREA: 166.36 sq. m ( 1790.67 sq. ft. ) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix D2011.

GROUND FLOOR 436.31 sq. m.  
( 4696.43 sq. ft. )



TOTAL FLOOR AREA: 436.31 sq. m ( 4696.43 sq. ft. ) approx

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## KEY INFORMATION

**Agents Note:** There is a public footpath within the boundaries of Berllan Fedw Farm.

**Services:** Mains electricity and water, oil fired central heating and private drainage.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** H

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From the Raglan roundabout take the exit signposted Gwehelog and Usk. Continue on this road until you reach the blue sign for Cold Harbour on the right. Directly opposite the sign turn left around a hairpin bend and continue until you reach the crossroads. At the crossroads turn right passing a post box and the Raglan C.C Notice Board. The property can be found after a short distance on the left.

**Postcode:** NP15 1DR

**Powells Chartered Surveyors, Land and Estate Agents**

Singleton Court Business Park

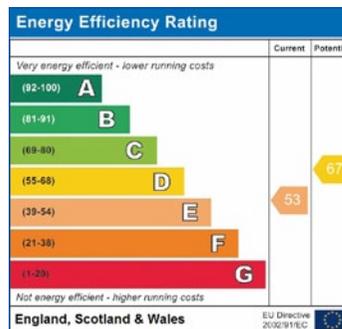
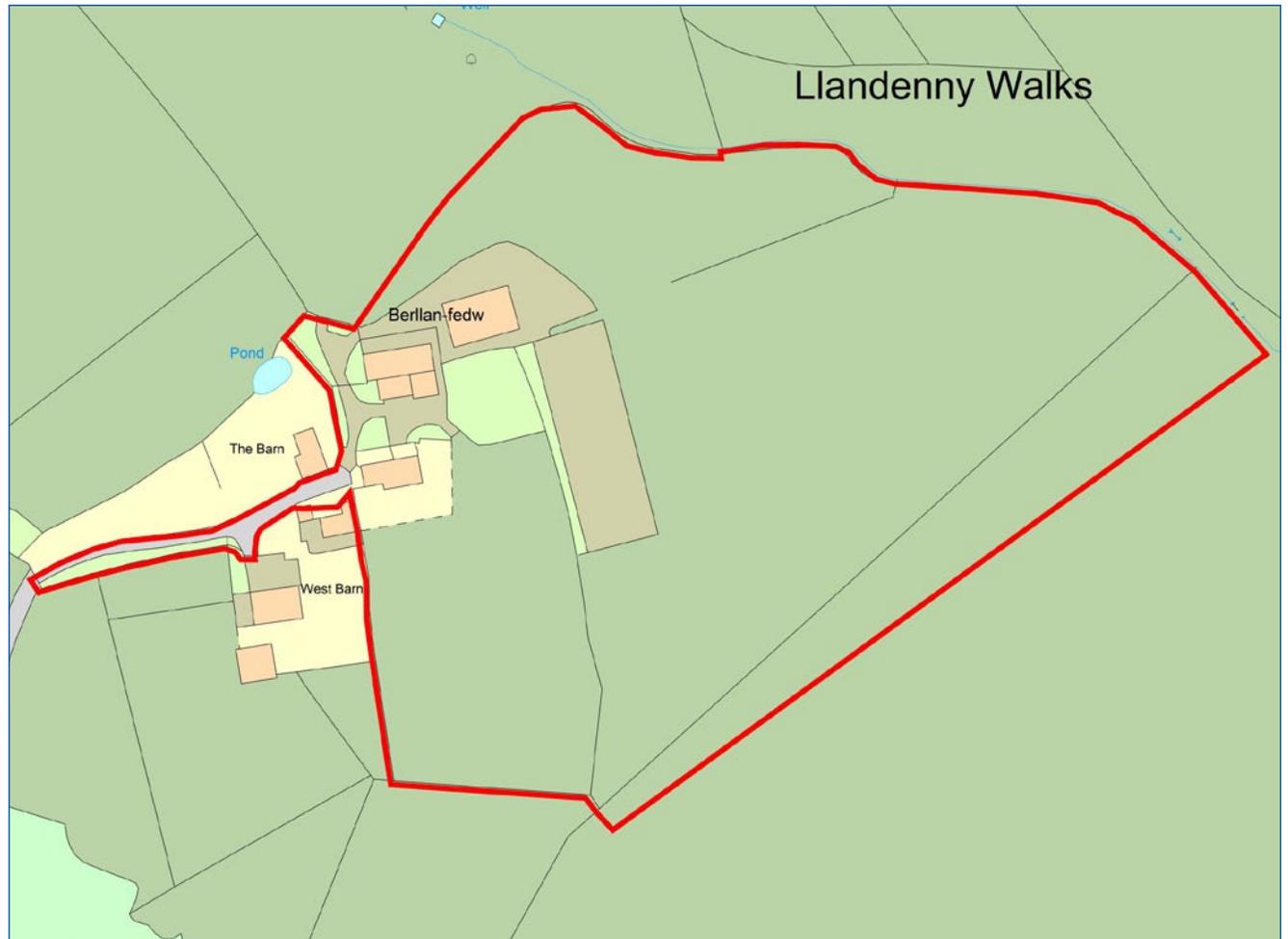
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